



SHORING REQUIREMENTS

COMMUNITY DEVELOPMENT DEPARTMENT

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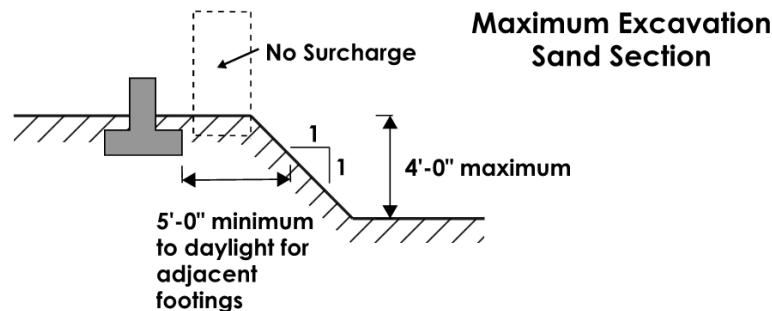
California Civil Code Section 832 and California Building Code sections 3304.1 and 3307.1 require that adjoining public and private property be protected from damage during construction. CBC 1.8.4.1 specifies that a construction permit is required for shoring.

A minimum 36" (44" for multi-residential and commercial) clear egress court width shall be provided, measured from the finished exterior surface of the exterior building wall to the finished surface of any adjacent retaining wall/permanent shoring/property line wall or fence. This requirement may supersede Zoning Code setbacks. [CBC 1028.4.1, CBC 202]

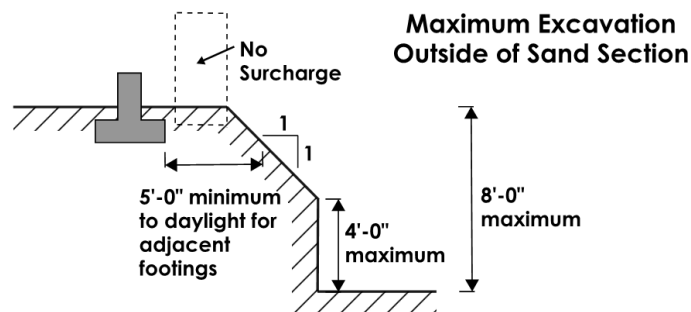
Requirements

A shoring permit is required for all excavations except when one of the following three conditions applies. All requirements are subject to actual site conditions.

Exception 1: In the Sand Section (Areas 3, 4, Blanche Road and west of Blanche Road on the attached map), the excavation must be 4 feet or less in height and the sides of the excavation shall be sloped no steeper than one horizontal to one vertical. A minimum horizontal distance to daylight of 5 feet shall be maintained to adjacent footings. (See detail below)



Exception 2: Outside the Sand Section (Areas 1 and 2 on the attached map), the excavation may have a vertical cut up to 4 feet maximum height with a sloping cut above no steeper than one horizontal to one vertical for a maximum total height of 8 feet. A minimum distance to daylight of 5 feet shall be maintained to adjacent footings. (See detail below)



Exception 3: A Geotechnical report shall be provided which contains a slope stability analysis and recommendations for temporary excavations. The report shall be subject to City review.

Inspection District Map*



****Note: The area shaded in blue; Blanche Road and west of Blanche Road must meet the requirements of the Sand Section.***

Plan Check Submittal Procedure

1. A separate plan check and permit is required for shoring. Shoring may be a deferred submittal.
2. The building, grading, and drainage plans for the proposed construction must already be approved prior to shoring plan check submittal.
3. All permanent shoring, retaining walls, guardrails and fences must be shown on the building plans, including cross sections and construction details.
4. **The following items must be submitted through the City's Online Permitting System and must be in PDF format.**
 - a) Shoring plans prepared by a registered design professional. The shoring plans shall specify dimensions, cross-sections, structural details, method of shoring, shoring removal techniques, material specifications, and special inspection procedures.
 - b) Structural calculations.
 - c) Geotechnical report, except when the shoring is designed using the loading in CBC Table 1610.1 and presumptive load-bearing values in CBC Table 1806.2.
 - d) Survey prepared by a licensed land surveyor showing the topography and profile at 5' – 0" intervals along the adjacent property line, the location of buildings on

adjacent properties, finish floor elevations, and location and elevation of foundations.

Permit Issuance Procedure

Prior to issuing the permit, the following items must be submitted online to the Permit Technicians:

1. Approval of engineered Shoring plans and calculations.
2. Copy of the notification letter and proof of mailing to the adjacent property owner(s) as required by California Civil Code 832 and California Building Code Section 3307.1. **Refer to the 30-Day Notification handout for further information.**
3. Cal/OSHA permit, if the excavation is five feet or more in depth.

Inspection Procedure

1. Pre-Shoring and Steel Inspection required **before** any steel is installed into ground
2. Shoring Pre-Inspection: The permittee shall provide the mill steel certificate to the Building Inspector at least one working day before the shoring work commences. [CBC 1704.5]
3. Shoring construction, including shoring removal if applicable, shall be **continuously inspected** by the certified Deputy Inspector(s) [CBC 1704]. In addition, Structural Observation by the registered design professional shall be required if so noted on the plans [CBC 1704.6].
4. At the completion of shoring construction, a final report documenting required special inspections and tests, and corrections of any discrepancies noted, shall be submitted to the Building Inspector for approval. This final report shall contain a list of certified Deputy Inspectors who performed the inspections and each inspection report for special inspections performed. [CBC 1704.2.4]
5. A compaction report of the fill material behind the shoring and/or retaining walls shall be submitted to the Building Inspector for approval, unless other recommendations have been submitted by the Geotechnical Engineer to the Building Official for approval.
6. The excavation shall be protected by a fence or guardrail not less than 42 inches in height complying with CBC 1015 and CBC 1607.8. The fence or guardrail shall be constructed to protect pedestrians on adjacent properties and on adjoining public ways.
7. The following procedures are not permitted unless specifically pre-approved by the Building Official: Pile drivers/hammer/vibration installation methods, pile extraction. Exception: In emergency situations, the shoring contractor shall immediately notify the Building Inspector prior to commencing vibration work.